

## Chronology Marshall Avenue Industrial

July 1999 - County Opens RFP for Industrial Parcel

July 29, 1999 - Dentt, Sciacca, Tschantz, Kurtain submit original proposal

August 16, 1999 - Reported to GFDC there was one proposer and County was going to negotiate with them to reach appraised market rate. Otherwise we would look into other options. Proposer not named.

September 29, 1999 – GFDC provided a Summary Sheet for Successful Proposal

December 20, 1999 - Full Proposal to GFDC

March 14, 2000 - After negotiations County receives revised proposal

March 28, 2000 - County sends proposal letter restating deal points

June 23, 2000 – County is informed by FAA this land not covered by 1967 Instrument of Release

August 21, 2000 – Item before GFDC if County should move forward with leases, after much discussion no action was taken. It is determined County should not move forward without FAA approval

September 18, 2000 - County requests modification to Instrument of Release to include land. FAA responds first step is to show the Land as Non-aeronautical on ALP and Narrative update

May 13, 2005 - ALP signed off by FAA

October 25, 2005 - Gillespie Field Narrative Update completed

## Marshall Avenue Industrial Property

At the last meeting of GFDC Mr. Gibson requested a copy of the signed agreement with Dentt's Group for the property along Marshall Avenue. There is no signed agreement for the Marshall Property.

The County conducted an RFP for industrial development of this area in July of 1999. This was announced at GFDC and publicly advertised.

The proposal Deadline was July 29, 1999. Dentt's group was selected as the successful proposer. Reports were given to GFDC in August and Sept 1999 on this subject.

A full presentation by Dentt's Group was made to GFDC on Dec 20, 1999.

Final Deal points were agreed to in writing in March, 2000. A right of entry permit was issued in May 2000 for Dentt's Group to come onto the property for soil studies, surveying and engineering.

In June 2000 FAA notified the County this area was not covered by the instrument of Release. The final proposed deal including leases went to the GFDC in August 2000 but no action was taken. It was determined that FAA approval would be required before leases could be completed.

The County submitted a request for modification of the Instrument of Release in September 2000. FAA responded that County needed to get the ALP and narrative update completed, showing the area as future industrial before they would consider any additional release.

The County told Dentt he would only be able to lease the area for aviation use, until we could get it released. Dentt agreed to advertise and see if there was aviation interest but no contracts were signed. The County told Dentt we would pursue an Instrument of Release once the ALP was signed although no one guessed the ALP would take as long as it did. We have begun this process and a packet is expected to go to the FAA within the next 2 months.

The last staff discussed this with Dentt he was still interested in moving forward once we got the land released. Clearly market rent has increased and we would have to agree to new terms but County should still consider working with Dentt's Group because they were selected by an open RFP process and have been very patient. . Legally we are not obligated as contracts were not signed. However it has been the County's intention to deal fairly with Mr. Dentt's Group who has proven to be a good and reliable tenant.

Staff will be coming to GFDC to request recommendations for moving forward once the Land has been released.